038.0	0004	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,026,400	/	1,026,400
USE VALUE:	1,026,400	/	1,026,400
ASSESSED:	1,026,400	/	1,026,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		UNIVERSITY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOINUDDIN ABUL ROYAL
Owner 2:	RAHMAN LIIZ
Owner 3:	
Street 1:	23 UNIVERSITY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ONDISH ANNE B -
Owner 2:	-
Street 1:	23 UNIVERSITY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,790 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2013, having primarily Vinyl Exterior and 2104 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6790.000	627,200		399,200	1,026,400
Total Card	0.156	627,200		399,200	1,026,400
Total Parcel	0.156	627,200		399,200	1,026,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 487.83 | /Parcel: 487.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	25430
GIS Ref	
GIS Ref	
Insp Date	04/10/14

!3164!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	627,000	0	6,790.	399,200	1,026,200	1,026,400	Year End Roll	12/18/2019
2019	101	FV	484,000	0	6,790.	361,700	845,700	845,700	Year End Roll	1/3/2019
2018	101	FV	484,000	0	6,790.	343,000	827,000	827,000	Year End Roll	12/20/2017
2017	101	FV	484,000	0	6,790.	299,400	783,400	783,400	Year End Roll	1/3/2017
2016	101	FV	484,000	0	6,790.	255,700	739,700	739,700	Year End	1/4/2016
2015	101	FV	472,200	0	6,790.	237,000	709,200	709,200	Year End Roll	12/11/2014
2014	130	FV		0	6,790.	196,500	196,500	196,500	Year End Roll	12/16/2013
2013	101	FV	186,700	0	6,790.	187,100	373,800	373,800		12/13/2012

PRINT

Date	Time
12/10/20	18:28:38

LAST REV

Date	Time
05/31/17	14:25:39
mmcmakin	
3164	

USER DEFINED

Prior Id # 1:	25430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONDISH ANNE B,	55062-406		7/28/2010		400,000	No	No		
	11895-224		9/16/1970		27,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2013	921	Manual	500					
6/24/2013	922	New Buil	201,600					
5/6/2013	646	Demoliti	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2014	Measured	PC	PHIL C
7/11/2013	Meas/Inspect	JBS	JOHN S
7/10/2013	Info Fm Prmt	EMK	Ellen K
7/10/2013	Info Fm Prmt	EMK	Ellen K
6/5/2013	Info Fm Prmt	EMK	Ellen K
1/12/2009	Meas/Inspect	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6790		Sq. Ft.	Site		0	64.	0.92	3									399,169						399,200	

Total AC/HA:	0.15588	Total SF/SM:	6790	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	399,169	Spl Credit		Total:	399,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	9 - Standard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY& MULTI		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14904940
Const Adj.:	1.04989493
Adj $ / SQ:	150.798
Other Features:	106159
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631021
Depreciation:	3786
Depreciated Total:	627235

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 2 | Baths: 3 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

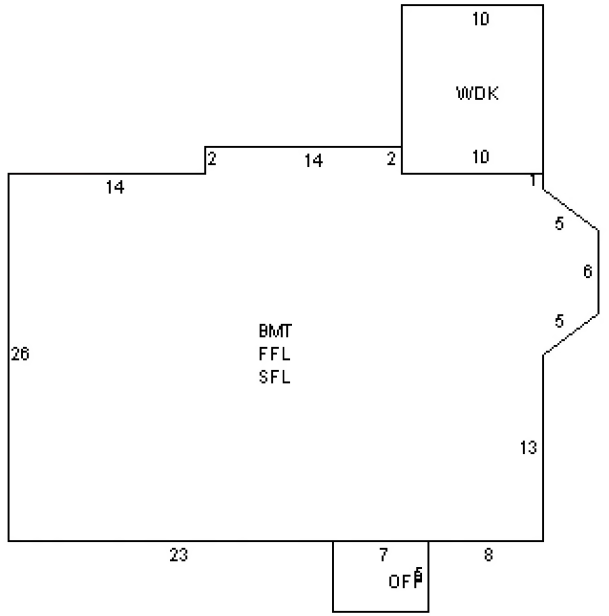
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	200.56
Special Features:	0	Val/Su Net:	189.43
Final Total:	627200	Val/Su SzAd	298.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	45.240	47,592
FFL	First Floor	1,052	150.800	158,639
SFL	Second Floor	1,052	150.800	158,639
WDK	Deck	120	15.050	1,806
OFP	Open Porch	35	46.200	1,617

Net Sketched Area: 3,311 | Total: 368,293

Size Ad 2104 | Gross Are 3311 | FinArea 2104

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

038.0-0004-0007.0

IMAGE

AssessPro Patriot Properties, Inc